PHA Plans

Streamlined Annual Version

U.S. Department of Housing and **Urban Development**

OMB No. 2577-0226

 $(\exp. 08/31/2009)$

Office of Public and Indian

Housing

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2007

PHA Name: **Schenectady Municipal**

Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

PHA Name: Schenectady Municipal Housing Authority HA Code: NY028

Streamlined Annual PHA Plan Agency Identification

PHA Name: Schenectady Municipal Housing Authority PHA Number: NY028							
PHA Fiscal Year Beginning: 04/2007							
PHA Programs Administe Public Housing and Section Number of public housing units: 1,006 Number of S8 units: 328	8 Se Numbe	er of S8 units: Number	ublic Housing Onler of public housing units	:			
PHA Consortia: (check b	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program			
Participating PHA 1:							
Participating PHA 2:							
Participating PHA 3:							
Name: Richard E. Homenick TDD: (518)372-0148 Public Access to Informati Information regarding any act (select all that apply) PHA's main administration	ivities out	_	mha1.org				
Display Locations For PH	A Plans	and Supporting D	ocuments				
The PHA Plan revised policies of public review and inspection. If yes, select all that apply: Main administrative office PHA development manage Main administrative office Public library	r program Yes ee of the Plagement off the of the lo	changes (including att No. HA ices	achments) are avai				
PHA Plan Supporting Document Main business office of the Other (list below)			(select all that appl pment managemen	-			

HA Code: NY028

Streamlined Annual PHA Plan

Fiscal Year 2007

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

		Page
	1. Site-Based Waiting List Policies	N/A
903.	7(b)(2) Policies on Eligibility, Selection, and Admissions	
\boxtimes	2. Capital Improvement Needs	5
903.	7(g) Statement of Capital Improvements Needed	
\boxtimes	3. Section 8(y) Homeownership	6
903.	7(k)(1)(i) Statement of Homeownership Programs	
	4. Project-Based Voucher Programs	N/A
\boxtimes	5. PHA Statement of Consistency with Consolidated Plan. Complete only if	8
	PHA has changed any policies, programs, or plan components from its last Annual Plan.	
X	6. Supporting Documents Available for Review	11
\boxtimes	7. Capital Fund Program and Capital Fund Program Replacement Housing	14
	Factor, Annual Statement/Performance and Evaluation Report	
\boxtimes	8. Capital Fund Program 5-Year Action Plan	53
Att	achment	
\boxtimes	NY028a01 Substantial Deviation Criteria and Amendments	59

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace*;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL &SF-LLLa, <u>Disclosure of Lobbying Activities</u>.

HA Code: NY028

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

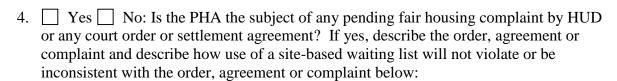
A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **No**

Site-Based Waiting Lists						
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics		

2.	What is the number of	site base	d waiting [list deve	lopments	to which	families	may :	apply	y
	at one time?									

3.	How many unit offers may an applicant turn down before being removed from the site-
	based waiting list?



B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component. **N/A**

1. How many site-based waiting lists will the PHA operate in the coming year?

HA Code:

Page 5 of 61

Streamlined Annual Plan for Fiscal Year 2007

PHA Name: Schenectady Municipal Housing Authority HA Code: NY028

	HOPE VI Revitalization Grant Status						
a. Development Name							
	b. Development Number:						
c. Status of Grant:							
	Revitalization Plan under development						
	ion Plan submitted, pending approval						
	ion Plan approved pursuant to an approved Revitalization Plan underway						
	bursuant to an approved Revitanzation I fan underway						
3.	Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?						
	If yes, list development name(s) below:						
4. Yes No:	Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:						
5. Yes No: Y	Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:						
	ant Based AssistanceSection 8(y) Homeownership Program R Part 903.12(c), 903.7(k)(1)(i)]						
1. X Yes No:	Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)						
2. Program Description: The Schenectady Municipal Housing Authority began its Section 8 Voucher Homeownership Program on January 1, 2002, based on the final rule published in the Federal Register on September 12, 2002.							
We currently have 18 families that have purchased homes, 95 applicants, one family is currentlyunder contract to purchase, two families are looking for homes to purchase, and three more families are close to being eligible to purchase. The rest of our applicants are working on credit and budget issues.							
a. Size of Program							

PHA Name: HA Code:	Schenectady Mun NY028	icipal Housing Authority	Streamlined Annual Plan for Fiscal Year 2007					
☐ Yes	No:	Will the PHA limit the number homeownership option?	er of families participating in the Section 8					
		If the answer to the question a of participants this fiscal year	above was yes, what is the maximum number ?					
b. PHA ⊠ Yes		Section 8 Homeownership Op	e eligibility criteria for participation in its ption program in addition to HUD criteria? n income requirement for working families					
	actions will t	=	ent the program this year (list)?					
		IA to Administer a Section 8 F	Iomeownership Program:					
⊠ F	Establishing a	minimum homeowner downp and requiring that at least 1 p	er the program by (select all that apply): ayment requirement of at least 3 percent of ercent of the purchase price comes from the					
I b	Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.							
a	and years of ex		es to administer the program (list name(s) ighborhoods, Inc. – Housing counseling. since 1974.					
	Demonstrating	g that it has other relevant expe	erience (list experience below): ome ownership program. Past programs					
include Homew	Hope III, Air ard Bound, V	m for Ownership, Schenecta	dy Home Ownership Program (SHOP), ectady Home Affordable Purchase					
<u>4. Use</u>	of the Proj	ect-Based Voucher Prog	<u> gram</u>					
Intent	to Use Proj	ject-Based Assistance						
	ing year? If the	1 1	se" any tenant-based Section 8 vouchers in ext component. If yes, answer the following					
	ather than ten		dicating that the project basing of the units, t of assistance is an appropriate option? If					
	low uti	lization rate for vouchers due	to lack of suitable rental units					

PHA Name: HA Code:	Schenectady Municipal Housing Authority NY028	Streamlined Annual Plan for Fiscal Year 2007
	access to neighborhoods outside of high poverty a other (describe below:)	ureas
	ndicate the number of units and general location of units maller areas within eligible census tracts):	(e.g. eligible census tracts or
	A Statement of Consistency with the Consolidate Part 903.15]	ated Plan
For each times as	applicable Consolidated Plan, make the following states necessary) only if the PHA has provided a certification I from its last Annual Plan submission.	
1. C	Consolidated Plan jurisdiction: (provide name here) City of Schenectady PHA has taken the following steps to ensure consistency olidated Plan for the jurisdiction: (select all that apply)	of this PHA Plan with the
e e T C C T I I I I I I I I I I I I I I I I	The PHA has based its statement of needs of families on expressed in the Consolidated Plan/s. The PHA has participated in any consultation process organisated Plan agency in the development of the Consolidated Plan agency with the Consolidated Plan agency his PHA Plan. Activities to be undertaken by the PHA in the coming year initiatives contained in the Consolidated Plan. (list below) Other: (list below)	ganized and offered by the solidated Plan. by during the development of ar are consistent with the
	Consolidated Plan of the jurisdiction supports the PHA P mitments: (describe below)	lan with the following actions
Priority	Housing and Homeless Objectives	
Providin	ng homeownership opportunities for low/moderate in	come persons.
program offer hor Schenect	SMHA intends to enroll and support public housing residency, its current ROSS programs (vocational training opportune ownership workshops and counseling (through our patady Community Land Trust) that will move large number behavior track. Those successfully navigating the rigorous control of the support o	anities and support) and then artner agencies BNI and the ers of PH renters into a home

Providing assistance to tenants to keep rents within 30% of income.

preference group transfers), then into a home of their own.

Page 8 of 61 form **HUD-50075-SA** (04/30/2003)

preparation activities will be enrolled in our Section 8 home ownership program (through

HA Code: NY028

SMHA will continue to lease 1,006 units of public housing (currently 99% occupied), issue 1,328 housing choice vouchers (currently about 95% issued), and issue 30 vouchers under our Shelter Plus Care program (currently about 85% issued).

We will also discuss and carefully consider our ability to apply for and utilize additional Section 8 vouchers if and when incremental additional vouchers are made available by HUD.

Providing security deposits, mortgage payments, rental payments to at-risk populations to prevent homelessness.

This work is done locally by the Community Crisis Network. The lead agency for this program is the Schenectady Community Action Program, with whom we cooperate fully on many pieces of work and inter-referrals. SCAP is our prime partner in coordinating services to clients enrolled in our Shelter Plus Care program.

Providing single room occupancy transitional housing units for homeless individuals.

SMHA will continue to administer the housing subsidy end of a 41 unit SRO program located at our local YMCA, which agency owns and manages the physical units.

Providing transitional housing for homeless families.

SMHA is a member of the Housing and Support Services Network, a consortium of provider agencies that work together to meet needs in the field of homeless housing. Our contribution is the sponsorship and management of Schenectady's only Shelter Plus Care program that emphasizes referral of applicants from eleven different partner agencies. This makes the program harder to administer, but of more strategic value to community agencies.

Provide necessary housing assistance, both for owners and renters, for special population groups such as elderly, physically and/or mentally disadvantaged, substance abusers, etc.

(See reference to our Shelter Plus Care program above.)

SMHA also has worked to build a continuum of care program ladder in the arena of <u>elderly services</u>. Each program incorporates all the features and services of the preceding program, but adds certain necessary additional services for sub-populations that are more frail:

- ...Ten Eyck Apartments Senior Meal Site: serves noon meals Monday through Friday.
- ...Services Unlimited Program: assists seniors with housing re-certifications, lost checks, Medicaid spend down and many other day-to-day needs. Additionally, works with the Resident Association in planning programs and events.
- ...Senior Independence Program (Congregate Housing Services Program): provides case management, weekend meals, housekeeping, transportation for medical appointments and shopping; annual needs assessment must show deficits in two major life activities.
- ...Enriched Housing Program: same as above, but adds medication monitoring, congregate dining each day.

HA Code: NY028

Organizing Tenant Associations.

Resident groups have historically been involved in participatory planning and brain storming sessions in evaluation of resident service programs (our own and those provided by partner agencies – annual worth - \$2.5M), and participatory planning relative to grant applications, capital budget development and new non-grant initiatives of all kinds (policies, protocols, new agency partnerships, etc.)

SMHA is instituting a new initiative this year in regards to support of resident associations: we will be offering elected officers monthly stipends, payable from the Resident Participation Fund. We will also be expanding the role of our city-wide Resident Advisory Board.

Educating community members about expectations for renter/homeowners.

SMHA serves with many other agencies as members of the Eviction Task Force, initially brought together by the County Sheriff and subsequently convened by the local CAP agency, to deal with rapidly escalating rates of eviction in the early 2000's. One of the activities undertaken by this group with the active cooperation of SMHA staff (and particularly the Section 8 Director) has been several sessions of a popular training program for landlords (Section 8 and non-Section 8).

Providing financial services and advising renters/owners about handling finances (loans, leases, banking, etc.)

All SMHA home ownership programs (Section 8, plus two state funded programs) operate by means of an agency consortium where all member organizations play specific active roles in direct work with first-time, low-income home buyers. For example, SMHA contracts with Better Neighborhoods, Inc. (a certified HUD Counseling Agency) to counsel with all heads of household interested in home ownership. SEFCU (State Employees Federal Credit Union) another member of the consortium, has agreed to issue mortgages to Section 8 home buyers with special necessary conditions (two monthly mortgage payments checks, special underwriting standards, etc.). Other providers include a real estate agent, closings lawyer, title search outfit, etc.

<u>Specific</u> housing/community development five-year investment goals (taken from the 2006 Consolidated Plan).

- A. 300 additional units will meet Housing Quality Standards (60/year) by 2009
- B. Reduction of substantially substandard housing units by increased code enforcement inspections (and demolition, if needed). Code Enforcement inspections will be conducted at a minimum of 10,000 inspections/year in low- and moderate-income neighborhoods.

SMHA is doing several activities that will contribute to the City's ability to meet the above goals.

HA Code: NY028

SMHA operates one program directly funded by CDBG/Home and match funding. Called the Schenectady Home Improvement Program (SHIP), the program will rehabilitate approximately 28 single family and multi-family homes of up to four (4) units, for low- and moderate-income, owner-occupants in targeted zero tolerance code enforcement areas. Grant assistance is provided up to \$25,000 per structure. In addition, funds will be used to establish a Paint and Siding Program for eligible home owners in the targeted zero tolerance code enforcement areas.

SMHA also performs substantial rehabilitation of 6-10 homes/year under its NYS government-funded SHOP Program.

SMHA also contributes substantially to the total city building code enforcement effort through its Section 8 HQS inspection activities. Over 1,300 residential units are inspected by this program each year.

<u>6. Supporting Documents Available for Review for Streamlined Annual PHA</u> Plans

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review						
Applicable & On Display	Supporting Document	Related Plan Component				
N/A	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;	5 Year and Annual Plans				
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan	Streamlined Annual Plans				
N/A	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.	5 Year and standard Annual Plans				
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans				
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs				
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources				
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies				
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies				

PHA Name: Schenectady Municipal Housing Authority HA Code: NY028

	List of Supporting Documents Available for Review	D. 1. 152 0
Applicable & On Display	Supporting Document	Related Plan Component
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self- Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section21_of the Section 8 Administrative Plan)	Annual Plan: Homeownership

PHA Name: Schenectady Municipal Housing Authority HA Code: NY028

List of Supporting Documents Available for Review					
Applicable & On Display	Supporting Document	Related Plan Component			
X	Public Housing Community Service Policy/Programs ☐ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency			
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency			
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency			
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency			
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency			
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy			
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit			
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)			
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans Only: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Pe	rformance and Evaluation Report				
Capital Fund Program	m and Capital Fund Program Replacemen	t Housing Factor	(CFP/CFPRHF)	Part I: Summary	
		Grant Type and Number	Federal FY		
	Trumoipui Irousing riumority	Capital Fund Program Gra	ant No: NY06P(02850107	of Grant:
		Replacement Housing Fac			2007
	nent Reserve for Disasters/ Emergencies Revi				
	uation Report for Period Ending: Final Pe	rformance and Evalu			
Line No.	Summary by Development Account	Total Estir	mated Cost	Total Act	tual Cost
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	315,927			
3	1408 Management Improvements	195,000			
4	1410 Administration	157,963			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	472,745			
10	1460 Dwelling Structures	255,000			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000			
12	1470 Nondwelling Structures	18,000			
13	1475 Nondwelling Equipment	70,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,579,635			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				
	compliance				
24	Amount of line 21 Related to Security – Soft Costs	77,000			
25	Amount of Line 21 Related to Security – Hard				
	Costs				
26	Amount of line 21 Related to Energy Conservation	10,000			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Per	Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary										
PHA Name: Schenectady		Grant Type and Number			Federal FY					
Ĭ		Capital Fund Program Gra	ant No: NY06P0	2850107	of Grant:					
Replacement Housing Factor Grant No: 2007										
⊠Original Annual Staten	nent Reserve for Disasters/ Emergencies Rev	ised Annual Statemen	t (revision no:)							
Performance and Evalu	ation Report for Period Ending: Final P	erformance and Evalu	ation Report							
Line No.	Summary by Development Account	Total Estir	nated Cost	Total Ac	tual Cost					
		Original	Revised	Obligated	Expended					
	Measures									

Capital Fund	ment/Performance and Program and Capital porting Pages		-	acement Ho	ousing Fact	or (CFP/CFP	RHF)	
PHA Name: Housing Author	Schenectady Municipal ity		d Number rogram Grant No: ousing Factor Gra		2850107	Federal FY of Gra	2007	
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estin	mated Cost	Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY28-11B Steinmetz Homes	Upgrade Porch Entries	1450	50%	228,708				
NY28-11C Ten Eyck	Update Tenant Hallways	1460	33%	180,000				
NY28-11C Ten Eyck	Upgrade Lobby Flooring/ Paint Admin Lobby	1470	100%	10,000				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:	Schenectady Municipal	Grant Type an	d Number			Federal FY of Gra			
Housing Author			rogram Grant No:		2850107	2007			
	<u> </u>		ousing Factor Gra					1	
Development	General Description of	Dev. Acct	Quantity	Total Esti	mated Cost	Total Act	tual Cost	Status of	
Number	Major Work Categories	No.						Work	
Name/HA-									
Wide									
Activities									
				Original	Revised	Funds	Funds		
						Obligated	Expended		
NY28-11C	Repair / Replace Main	1460	100%	75,000					
Ten Eyck	Roof								
NY28-11C	Upgrade Tenant Acct	1470	100%	8,000					
Ten Eyck	Heat								
NY28-11D	Upgrade Roadway	1450	25%	54,037					
Yates Village									
NY28-11D	Repair / Replace Catch	1450	100%	15,000					
Yates Village	basins								
NY28-11D	Upgrade Porch,	1450	35%	145,000					
Yates Village	Railings, Steps								
	throughout								
NY28-1	Sewer Investigation of	1430	100%	10,000					
Schonowee	Site								
Village									
NY28-1	Metal Repair, concrete,	1450	50%	30,000					
Schonowee	Painting throughout site								
Village									
HA Wide	Operations	1406	100%	315,927					
HA Wide	Security Coordinator	1408	100%	32,000					

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement **Housing Factor**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:	Schenectady Municipal	Grant Type and				Federal FY of Gra		
Housing Author	ity		rogram Grant No:	NY06P02	2850107		2007	
			ousing Factor Gra					1
Development	General Description of	Dev. Acct	Quantity	Total Esti	mated Cost	Total Act	ual Cost	Status of
Number	Major Work Categories	No.					Work	
Name/HA-								ļ
Wide								
Activities								
				Original	Revised	Funds	Funds	
				υ		Obligated	Expended	
HA Wide	Off Duty Foot Patrols	1408	100%	20,000			-	
HA Wide	Tenant Investigator	1408	100%	25,000				
HA Wide	FSS Coordinator	1408	100%	45,000				
HA Wide	Congregate Housing	1408	50%	40,000				
	Services Coordinator							
HA Wide	Staff Training	1408	100%	8,000				
HA Wide	Computer Software	1408	100%	20,000				
HA Wide	Board Commissioner	1408	100%	5,000				
	Training							
HA Wide	Dwelling Equipment	1465	100%	20,000				
HA Wide	Computer, Telephone,	1475	100%	25,000				
	Copier, Equip.							
HA Wide	Maintenance Equip	1475	100%	45,000				
HA Wide	A/E Fee's	1430	100%	65,000				
HA Wide	Administration	1410	100%	157,963				

Annual Statement	t/Performa	nce and l	Evaluatio	n Report			
Capital Fund Pro	gram and (Capital F	und Prog	ram Replac	ement Housi	ing Factor	(CFP/CFPRHF)
Part III: Impleme	entation So						
PHA Name: Schenect	ady Municipa		Type and Nur			Federal FY of Grant:	
Housing Authority			al Fund Prograncement Housin		2007		
Development	All F	Fund Obliga		r e	Funds Expende	ed	Reasons for Revised Target Dates
Number	(Quart	ter Ending l	Date)	(Qua	arter Ending Da	ite)	
Name/HA-Wide							
Activities			1				
	Original	Revised	Actual	Original	Revised	Actual	
NY28-1	7/18/09			7/18/11			
NY28-3	7/18/09			7/18/11			
NY28-7	7/18/09			7/18/11			
NY28-11A	7/18/09			7/18/11			
NY28-11B	7/18/09			7/18/11			
NY28-11C	7/18/09			7/18/11			
NY28-11D	7/18/09			7/18/11			

	ent/Performance and Evaluation Report		(0777)				
		Grant Type and Number Capital Fund Program Grant No: NY06P02850106					
		Capital Fund Program Replacement Housing		.830100	of Grant: 2006		
Original Annua	al Statement Reserve for Disasters/ Emergencies Rev						
			Evaluation Report				
Line No.	Summary by Development Account		stimated Cost	Total	Actual Cost		
Eme 140.	Summary by Development Account	Original	Revised	Obligated	Expended		
1	Total non-CFP Funds				-		
2	1406 Operations	315,927	315,927	315,927	315,927		
3	1408 Management Improvements	215,680	35,000	35,000	35,000		
4	1410 Administration	157,963	157,963	157,963	- ,		
5	1411 Audit						
5	1415 Liquidated Damages						
7	1430 Fees and Costs	75,000	75,000				
3	1440 Site Acquisition	,	,				
9	1450 Site Improvement	546,763	439,762				
10	1460 Dwelling Structures	151,325	278,326				
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	20,000				
12	1470 Non dwelling Structures	·	·				
13	1475 Non dwelling Equipment	96,977	96,977				
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs						
18	1499 Development Activities						
19	1501 Collaterization or Debt Service						
20	1502 Contingency						
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,579,635	1,579,635	508,890	350,927		
22	Amount of line 21 Related to LBP Activities						
23	Amount of line 21 Related to Section 504 compliance						
24	Amount of line 21 Related to Security – Soft Costs	87,680	70,680	0	0		
25	Amount of Line 21 Related to Security – Hard Costs	15,000	15,000	0	0		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary											
PHA Name: Schenectady Mo		Grant Type and Number Capital Fund Program Grant No: NY06P02850106									
	Replacement Housing Factor Grant No: 2006 Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: Performance and Evaluation Report for Period Ending: 9/30/06 Final Performance and Evaluation Report										
Line No.	Summary by Development Account	Total Estin	mated Cost	Total Ac	tual Cost						
		Original	Revised	Obligated	Expended						
26	Amount of line 21 Related to Energy Conservation Measures	97,325	97,325	0	0						

	ment/Performance an		-			(CED/CED	DIII)	
-	Program and Capital	Fund Prog	gram Repl	acement Ho	ousing Fact	or (CFP/CFP	KHF)	
Part II: Supp	porting Pages							
PHA Name: Sch	enectady Municipal	Grant Type an				Federal FY of Gra	nt: 2006	
Housing Authority			rogram Grant No: lousing Factor Gra	NY06P02850 ant No:)106			
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-								
Wide								
Activities								
				Original	Revised	Funds	Funds	
						Obligated	Expended	
NY28-11C	Upgrade Elevators	1460	100%	5,000	5,000		-	
Ten Eyck Apts.								
NY28-11C	Metal Roof Area around	1460	100%	12,000	0			
Ten Eyck Apts.	entrance							
NY28-11D Yates Village	Concrete/Railing Restoration throughout development	1450	100%	170,000	149,762			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part II: Supporting Pages Grant Type and Number** PHA Name: Schenectady Municipal Federal FY of Grant: 2006 Capital Fund Program Grant No: NY06P02850106 **Housing Authority** Replacement Housing Factor Grant No: Development General Description of **Total Estimated Cost Total Actual Cost** Dev. Acct Quantity Status of Number Major Work Categories No. Work Name/HA-Wide Activities Original **Funds** Revised Funds Obligated Expended NY28-11D **Exterior Lighting** 1450 100% 10,000 0 Yates Village NY28-11C Replace Roadway 1450 50,000 60,000 30% Yates Village Upgrade Boiler, & energy 77,325 NY28-11C 1460 5% 77,325 Yates Village audit items Upgrade Elevators Schonowee 1460 100% 22,000 20,000 Village NY28-1 Demo chimneys and cap 13,000 1460 Schonowee 33% 13,000 Village Force Account NY28-1 Schonowee Masonry/Brick Repairs 25,000 1450 100% 30,000 Village NY28-1 Schonowee Brick Sealing of 5 Buildings 1450 40,000 100% 60,000 Village NY28-1 Paint Lintels 1450 100% 65,000 65,000 Schonowee Village NY28-1

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part II: Supporting Pages Grant Type and Number** PHA Name: Schenectady Municipal Federal FY of Grant: 2006 Capital Fund Program Grant No: NY06P02850106 **Housing Authority** Replacement Housing Factor Grant No: Development General Description of **Total Estimated Cost Total Actual Cost** Dev. Acct **Ouantity** Status of Number Major Work Categories No. Work Name/HA-Wide Activities Original **Funds** Revised Funds Obligated Expended Schonowee Replace/Repair Metal Roofs 1460 20% 5,000 5,000 Village NY28-1 Paint Stairwells 1460 100% 0 20,000 Schonowee Village NY28-1 Schonowee **Install Insecticide Sprayers** 1460 0% 1 1 on Trash Compactors Village NY28-1 NY28-11A Brick Seal 8 Buildings 1450 100% 50,000 60,000 Lincoln Heights Concrete/Railing Site NY 28-11A 1450 100% 40,000 15,000 Lincoln Heights Restoration Replace shingles on canopy NY 28-11A 1460 100% 0 20,000 roofs & valleys on all Lincoln Heights buildings NY 28-11A Replace Metal in Valley of 1460 100% 25,000 48,000 Lincoln Heights Roofs NY 28-11A Rerplace/Repair Chimney 1460 100% 40,000 25,000 Lincoln Heights Attic Hatch Drop Down 1,999 NY 28-11A 1460 12% 0 Lincoln Heights Ladders throughout

Annual State	ment/Performance an	d Evaluatio	on Report					
Capital Fund	Program and Capital		-	acement He	ousing Fact	tor (CFP/CFP	RHF)	
Part II: Supporting Pages PHA Name: Schenectady Municipal Housing Authority				NY06P02850 ant No:	0106	Federal FY of Gra	nt: 2006	
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.			l Estimated Cost Total Actual Cost		ual Cost	Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 28-3 MacGathan Towhouses	Replace Bathroom Vanities Force Account	1460	100%	25,000	25,000		•	
NY 28-3 MacGathan Townhouses	Exterior Lighting	1450	20%	1,763	0			
NY 28-3 MacGathan Townhouses	Replace Kitchen Countertops throughout Force Account	1460	100%	20,000	20,000			
HA Wide	Operations	1406	100%	315,927	315,927	315,927	315,927	
HA Wide	Board Of Commissioner Training	1408	100%	10,000	5,000			
HA Wide	Staff Training for Computer, Accounting, Occupancy	1408	100%	10,000	10,000			
HA Wide	Tenant Investigator	1408	100%	25,000	25,000			
HA Wide	Senior Service Coordinator	1408	100%	35,000	35,000	35,000	35,000	
HA Wide	Security Coordinator Contract	1408	100%	29,680	25,680			
HA Wide	Off Duty Police for Foot Patrols	1408	100%	31,000	20,000			
HA Wide	Public Housing Use Vehicle	1408	100%	15,000	15,000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages Grant Type and Number PHA Name: Schenectady Municipal Federal FY of Grant: 2006 Capital Fund Program Grant No: NY06P02850106 **Housing Authority** Replacement Housing Factor Grant No: Development General Description of Quantity **Total Estimated Cost Total Actual Cost** Status of Dev. Acct Number Major Work Categories Work No. Name/HA-Wide Activities Original **Funds** Funds Revised Obligated Expended HA Wide Computer Software 1408 100% 15,000 15,000 HA Wide 1408 100% 45,000 45,000 Family Self Sufficiency HA Wide Mod Staff Salaries & Benefits 1410 157,963 157,963 157,963 100% 1430 75,000 HA Wide A/E Fee's 100% 75,000 HA Wide Stove and refrigerators 1465 100% 20,000 20,000 Maintenance Equipment 51,977 HA Wide 1475 100% 51,977 Security Cameras & Kev HA Wide 1475 100% 15.000 15,000 FOB's Personal Computers, Printers, Phone HA Wide 1475 100% 30,000 30,000 Upgrade, Wiring, Risograph

Annual Statement	t/Performa	ance and I	Evaluatio	n Report						
Capital Fund Pro				-	ement Hous	ing Factor	(CFP/CFPRHF)			
Part III: Implementation Schedule										
PHA Name:			Type and Nur	nber m No: NY06P02850	1106		Federal FY of Grant: 2006			
Development	All	Fund Obliga	ted	All	Funds Expend	ed	Reasons for Revised Target Dates			
Number	(Quarter Ending Date)			(Qu	arter Ending Da	ate)				
Name/HA-Wide										
Activities										
	Original	Revised	Actual	Original	Revised	Actual				
NY28-1	7/18/08			7/18/10						
NY28-3	7/18/08			7/18/10						
NY28-7	7/18/08			7/18/10						
NY28-11A	7/18/08			7/18/10						
NY28-11B	7/18/08			7/18/10						
NY28-11C	7/18/08			7/18/10						
NY28-11D	7/18/08			7/18/10						

	al Statement/Performance and Evaluation	-	· F / (CED/CI					
	tal Fund Program and Capital Fund Programiane: Schenectady Municipal Housing Authority	Grant Type and Number Capital Fund Program Gr	Grant Type and Number Capital Fund Program Grant No: NY06P02850105 Replacement Housing Factor Grant No:					
			ers/ Emergencies Revised Annual Statement (revision n					
Lin	rformance and Evaluation Report for Period Summary by Development Account		rman Performand imated Cost		eport ctual Cost			
e	J. J							
		Original	Revised	Obligated	Expended			
1	Total non-CFP Funds							
2	1406 Operations	357,504	357,504	357,504	357,504			
3	1408 Management Improvements	357,504	287,504	179,585	172,910			
4	1410 Administration	178,752	178,752	178,752	169,054			
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs	65,000	75,000	4,822	0			
8	1440 Site Acquisition							
9	1450 Site Improvement	122,000	168,828	77,450	25,330			
10	1460 Dwelling Structures	580,763	599,934	96,344	39,990			
11	1465.1 Dwelling Equipment— Nonexpendable	40,000	40,000	15,595	14,447			
12	1470 Non dwelling Structures	6,000	1	0	0			
13	1475 Non dwelling Equipment	80,000	80,000	48,749	48,368			
14	1485 Demolition	,	,	,				
15	1490 Replacement Reserve							
16	1492 Moving to Work Demonstration							
17	1495.1 Relocation Costs							
18	1499 Development Activities							
19	1501 Collaterization or Debt Service							
20	1502 Contingency							

Annı	ual Statement/Performance and Evaluation Re	eport										
Capi	tal Fund Program and Capital Fund Program	Replacement Hous	ing Factor (CFP/CF)	PRHF) Part I: Sun	ımary							
PHA N	Name: Schenectady Municipal Housing Authority	Grant Type and Number	•		Federal							
			ant No: NY06P0285010)5	FY of							
		Replacement Housing Fa	ctor Grant No:		Grant: 2005							
	Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)											
Pe	erformance and Evaluation Report for Period	Ending: 9/30/06	Final Performance	and Evaluation Re	port							
Lin	Summary by Development Account	Total Est	imated Cost	Total Actual Cost								
e												
		Original	Revised	Obligated	Expended							
21	Amount of Annual Grant: (sum of lines 2 –	1,787,523	1,787,523	958,801	827,603							
	20)											
22	Amount of line 21 Related to LBP Activities											
23	Amount of line 21 Related to Section 504											
	compliance											
24	Amount of line 21 Related to Security – Soft	84,680	107,680	60,258	51,280							
	Costs											
25	Amount of Line 21 Related to Security – Hard Costs											
26	Amount of line 21 Related to Energy Conservation Measures	238,000	326,480	85,041	9,990							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part II: Supporting Pages** PHA Name: Schenectady Municipal Housing Authority **Grant Type and Number** Federal FY of Grant: 2005 Capital Fund Program Grant No: NY06P02850105 Replacement Housing Factor Grant No: General Description of Major Total Actual Cost Development **Total Estimated** Status of Dev. Quantity Work Categories Work Number Cost Acct Name/HA-Wide No. Activities Funds Original Revised Funds Obligated Expended NY28-11C Replace Compactor 1460 100% 35,000 21,293 21,293 21,293 Ten Eyck Apts. NY28-11C Install HC Accessible Door 1470 0% 6,000 0 0 Equipment on Admin Ten Eyck Apts Entrance NY28-11C Repair/Replace EFIS-Parging 1450 100% 7,000 12,716 12,716 12,716 at various locations on the Ten Eyck Apts building NY28-11C Replace Simplex 1460 100% 44,000 0 0 0 System/Upgrade smokes Ten Eyck Apts NY28-11D Upgrade Boilers 60,000 50,524 1460 50,000 7,997 46% Yates Village Yates Village Sewer Replacement 1450 0 12,647 12,614 12,614 6% NY28-11D Upgrade lighting throughout Schonowee 1460 100% 123,000 15,999 0 0 Village NY28-1

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

rart II: Supportin		G . T	137			E 1 1E77 4	2007	
PHA Name: Schenect	tady Municipal Housing Authority	Capital Fun	e and Number nd Program Gran	nt No: NY06P02	850105	Federal FY of	Grant: 2005	
		Replacement Housing Factor Grant No:						
Development	General Description of Major	Dev.	Quantity		stimated	Total Actual Cost		Status of Work
Number	Work Categories	Acct		C	ost			
Name/HA-Wide		No.						
Activities								
				Original	Revised	Funds	Funds	
						Obligated	Expended	
Schonowee	Upgrade Flooring in	1460	100%	27,283	222,113	0	0	
Village	Stairwells & Hallways			·				
NY28-1	_							
Schonowee	Hallways Painted in All	1460	100%	2,000	89,001	0	0	
Village	Building							
NY28-1								
Schonowee	Replace Boilers in Building 6	1460	100%	65,000	0	0	0	
Village								
NY28-1								
Schonowee	Stairwells painted on all	1460	89%	0	155,000	0	0	
Village	buildings							
NY28-1								
Schonowee	Emergency Domestic Hot	1460	100%	0	24,527	24,527	10,700	
Village	Water							
NY28-1								
NY28-11A	Replace Shingles on Canopy	1450	74%	75,000	57,000	0	0	
Lincoln Heights	Roofs & Valleys on all							
	Buildings							
NY28-11A	Window Replacement/Bath	1460	0%	141,480	1	0	0	
Lincoln Heights	Ventilation							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PHA Name: Schenectady Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02850105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Quantity Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended	
NY28-11A Lincoln Heights	Replace Chimneys	1460	0%	40,000	1	0	0	
NY28-11A Lincoln Heights	Upgrade Smoke Detectors in Apartments	1460	100%	75,000	0	0	0	
Lincoln Heights NY28-11A	LH Hillside Drainage	1450	100%	0	27,991	0	0	
NY28 11A Lincoln Heights	Structural Deficiencies Bldg. A	1460	100%	0	12,000	0	0	
MacGathan Townhouses NY 28-3	Paving of Parking Lot/Driveways	1450	51%	0	58,473	52,120	0	
HA Wide	a) Continuing Anti-Drug Program through Project Pride, which includes programming such as Boys & Girls Club	1408	0%	5,000	0	0	0	
HA Wide	Staff Training for Computer, Accounting, Occupancy	1408	100%	20,000	20,000	2,840	2,840	
HA Wide	Family Self-Sufficiency	1408	100%	58,000	58,000	54,263	54,263	
HA Wide	Tenant Investigator	1408	100%	25,000	45,000	45,000	39,305	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: Schenectady Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity		stimated ost	Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Security Coordinator Contract	1408	100%	31,680	31,680	0	0	
HA Wide	Off-Duty Police for Foot Patrols	1408	100%	31,000	31,000	19,261	19,261	
HA Wide	Computer Software	1408	100%	106,824	66,824	23,013	22,365	
HA Wide	Senior Services Coordinator	1408	60%	35,000	35,000	35,000	35,000	
HA Wide	Administration	1410	100%	178,752	178,752	178,752	169,054	
HA Wide	Architect Fees	1430	100%	65,000	75,000	4,822	0	
HA Wide	Refrigerators and Stoves	1465	100%	40,000	40,000	15,595	14,447	
HA Wide	Maintenance Equipment	1475	100%	55,000	55,000	37,478	37,098	
HA Wide	Computers & Equipment	1475	100%	25,000	25,000	11,270	11,270	
HA Wide	Operations	1406	100%	357,504	357,504	357,504	357,504	

PHA Name: Schenectady Municipal Housing Authority Grant Type and Nun Capital Fund Program Replacement Housing				n No: NY06P028	50105		Federal FY of Grant: 2005
Development Number Name/HA-Wide		Fund Obligater Ending I	ited	All	Funds Expendenter Ending Da		Reasons for Revised Target Date
Activities	Original	Revised	Actual	Original	Revised	Actual	
NY 28-1	8/18/07	TC VISCO	7 Ictual	8/18/09	Revised	Tictual	
NY 28-3	8/18/07			8/18/09			
NY 28-7				8/18/09			
NY 28-11A	8/18/07			8/18/09			
NY 28-11B	8/18/07			8/18/09			
NY 28-11C	8/18/07			8/18/09			
NY 28-11D	8/18/07			8/18/09			

	nal Statement/Performance and Evaluation	•	· · · · · · · · · · · · · · · · · · ·		
	tal Fund Program and Capital Fund Programe: Schenectady Municipal Housing Authority	Grant Type and Number	r rant No: NY06P028501		Federal FY of Grant: 2004
	riginal Annual Statement Reserve for Di rformance and Evaluation Report for Peri				
Lin	Summary by Development Account		<u></u>		ctual Cost
e	2				
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	374,591	374,591	374,591	374,591
3	1408 Management Improvements	374,591	332,528	332,528	328,908
4	1410 Administration	187,295	187,295	187,295	187,295
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,000	64,811	64,811	53,240
8	1440 Site Acquisition				
9	1450 Site Improvement	0	202,364	202,363	38,575
10	1460 Dwelling Structures	763,102	564,990	556,179	327,990
11	1465.1 Dwelling Equipment—	28,378	28,378	28,378	28,378
	Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	80,000	118,000	118,000	118,000
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				

Annı	ual Statement/Performance and Evaluation Re	eport					
Capi	tal Fund Program and Capital Fund Program	Replacement Hous	ing Factor (CFP/CFF	PRHF) Part I: Sum	ımary		
PHA N	Name: Schenectady Municipal Housing Authority	Grant Type and Number					
			ant No: NY06P0285010	4	FY of		
		Replacement Housing Fa	ctor Grant No:		Grant: 2004		
	riginal Annual Statement Reserve for Disas	ters/ Emergencies [Revised Annual Sta	tement (revision no):)		
$\boxtimes Pe$	rformance and Evaluation Report for Period	Ending: 9/30/06 [Final Performance	and Evaluation Re	port		
Lin	Summary by Development Account	Total Est	imated Cost	Total Actual Cost			
e							
		Original	Revised	Obligated	Expended		
21	Amount of Annual Grant: (sum of lines 2 –	1,872,957	1,872,957	1,864,145	1,456,977		
	20)						
22	Amount of line 21 Related to LBP Activities						
23	Amount of line 21 Related to Section 504						
	compliance						
24	Amount of line 21 Related to Security – Soft	130,769	125,769	125,769	122,149		
	Costs						
25	Amount of Line 21 Related to Security — Hard Costs						
26	Amount of line 21 Related to Energy Conservation Measures	5,000	180,994	180,994	180,994		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part II: Supporting Pages** Grant Type and Number Federal FY of Grant: 2004 PHA Name: Schenectady Municipal Housing Authority Capital Fund Program Grant No: NY06P02850104 Replacement Housing Factor Grant No: Development General Description of Major Dev. Total Estimated **Total Actual Cost** Status **Ouantity** Work Categories of Work Number Acct Cost Name/HA-Wide No. Activities **Funds** Funds Original Revised Obligated Expended 374,591 PHA Wide **Operations** 1406 100% 374,591 374.591 374,591 **Operations** a. Continuing Anti-drug PHA Wide Mgt. 1408 100% 100,000 68,497 68,497 68,497 Program through Project Pride **Improvements** which includes programming such as Boys & Girls Club b. Provide training for staff; 1408 100% 15,000 9,440 9,440 9,440 computer, accounting, and occupancy c. Family Self Sufficiency 1408 50% 32,000 32,000 32,000 32,000 Program d. Security Coordinator -1408 31,680 31,680 31,680 28,060 100% includes Salary & Fringe e. Off-duty police for foot 1408 43,500 38,500 38,500 38,500 100% patrols f. Computer software 1408 61,822 61,822 61,822 61,822 100% g. Senior Services 1408 60% 35,000 35,000 35,000 35,000 Coordinator 1408 55,589 55,589 h. Tenant Investigator 100% 55,589 55,589

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting PHA Name: Schenece	PHA Name: Schenectady Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02850104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity		stimated ost	Total Ac	etual Cost	Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA Wide Administrative Expense	100% Salary & Fringe for construction Department Housing Finance Assistant- 85% Two Inspectors 100% Modernization Coordinator- 85% Executive Director-10%	1410	100%	187,295	187,295	187,295	187,295		
PHA Wide Fees/Costs	Architect & Engineering services for planning, drawing, specifications and plans	1430	100%	65,000	64,811	64,811	53,240		
NY28-1 Schonowee Village	Paint all stairwells in 5 Buildings	1460	100%	125,000	1,000	0	0		
	Boiler Replacement	1460	100%	75,000	0	0	0		
	Emergency Water Heater Force Account	1460	100%	4,029	4,029	4,029	4,029		
NY28-1 Schonowee Village	Asphalt Sealing/Paving	1450	100%	0	22,188	22,188	0		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

Grant Type and Number PHA Name: Schenectady Municipal Housing Authority Federal FY of Grant: 2004 Capital Fund Program Grant No: NY06P02850104 Replacement Housing Factor Grant No: Development General Description of Major Total Estimated Total Actual Cost Dev. **Ouantity** Status Number Work Categories Acct Cost of Work Name/HA-Wide No. Activities Original Revised Funds Funds Obligated Expended NY28-1 **Exterior Lighting** 1450 0% 0 01 0 Schonowee NY28-11D Re-Surface Roadway & 0 1450 100% 0 84,946 84,946 Yates Village Parking Spaces NY28-11D **Boiler Replacement** 101,625 101,625 101,625 101,625 1460 100% Yates Village 0 NY28-11D Sewer Replacement 1450 5% 11.800 11.800 11.800 Yates Village NY28-11D Upgrade Smoke Detectors in 1460 100% 202,448 69,846 69,846 69,846 Yates Village Apts. NY28-11D Boiler Upgrade 0 60,503 60,503 60.503 1460 Yates Village Re-Surface Roadway & NY28-3 1450 100% 0 56,654 56,654 0 MacGathan Parking Lot Townhouses NY28-11B Upgrade Smoke Detectors in 1460 100% 225,000 179,000 173,190 0 **Steinmetz Homes** Apts. HA Wide Refrigerators & Stoves 1465 100% 28,378 28,378 28,378 28,378

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

Grant Type and Number Federal FY of Grant: 2004 PHA Name: Schenectady Municipal Housing Authority Capital Fund Program Grant No: NY06P02850104 Replacement Housing Factor Grant No: Development General Description of Major Total Estimated Total Actual Cost Dev. **Ouantity** Status Number Work Categories Acct Cost of Work Name/HA-Wide No. Activities Original Revised Funds Funds Obligated Expended HA Wide Maintenance Equipment – 1475 100% 85,000 85,000 85,000 85,000 New Plows and recycling equipment HA Wide Personal Computers, printers, 1475 100% 25,000 33,000 33,000 33,000 wiring, etc. NY28-11A Repair/Replace Traffic Access 1450 100% 0 8,100 8,100 8,100 Lincoln Heights **Upgrade Smoke Detectors** 1460 55,000 0 NY28-11A 0 57,000 Lincoln Heights NY28-11C Sidewalk Installation/Parking 1450 100% 0 18,675 18,675 18,675 Ten Eyck Apts. NY28-11C Replace Simplex 1460 0 91.987 91.987 91,987 100% Ten Eyck System/Upgrade Smoke Detectors

Annual Statement	/Performa	ance and E	Evaluatio	n Report			
Capital Fund Prog	_	-	und Prog	ram Replac	ement Housi	ing Factor	(CFP/CFPRHF)
Part III: Impleme	entation S						
				nber m No: NY06P028 ig Factor No:	350104		Federal FY of Grant: 2004
Development	All	Fund Obliga	ted	All	Funds Expende	ed	Reasons for Revised Target Dates
Number Name/HA-Wide Activities	(Quar	ter Ending I	Date)	(Qua	arter Ending Da		
	Original	Revised	Actual	Original	Revised	Actual	
1408 Management Improvement	9/6/06	9/6/06		9/5/08	9/5/08		
1410 Administrative Expense	9/6/06	9/6/06		9/5/08	9/5/08		
1430 Architect/Engineer Fees	9/6/06	9/6/06		9/5/08	9/5/08		
NY28-1 Schonowee Village	9/6/06	9/6/06		9/5/08	9/5/08		
NY28-3 MacGathan Townhouses	9/6/06	9/6/06		9/5/08	9/5/08		
NY28-7 Maryvale Apartments	9/6/06	9/6/06		9/5/08	9/5/08		
NY28-11A Lincoln Heights Apartments	9/6/06	9/6/06		9/5/08	9/5/08		

Annual Statement				-			
Capital Fund Prog	gram and	Capital F	und Prog	ram Replac	ement Hous	ing Factor	(CFP/CFPRHF)
Part III: Impleme	entation S	chedule					
PHA Name: Schenectady		Type and Nun				Federal FY of Grant: 2004	
Authority Capital Fund Progra Replacement Housin					350104		
Development	A11	Fund Obliga			Funds Expend		Reasons for Revised Target Dates
Number			arter Ending Da		Reasons for Revised Target Bates		
Number (Quarter End Name/HA-Wide				(20		,	
Activities							
	Original	Revised	Actual	Original	Revised	Actual	
NY28-11B	9/6/06	9/6/06		9/5/08	9/5/08		
Steinmetz Homes							
NY28-11C	9/6/06	9/6/06		9/5/08	9/5/08		
Ten Eyck							
Apartments							
NY28-11D	9/6/06	9/6/06		9/5/08	9/5/08		
Yates Village							

	nal Statement/Performance and Evaluation				
	tal Fund Program and Capital Fund Progra			FPRHF) Part I: Sun	nmary
	Name: Schenectady Municipal Housing Authority	Replacement Housing Fa	rant No: NY06P028501 actor Grant No:		Federal FY of Grant: 2003
	riginal Annual Statement Reserve for Dis				
	rformance and Evaluation Report for Perio				
Lin	Summary by Development Account	Total Est	timated Cost	Total A	ctual Cost
e		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	322,769	322,769	322,769	322,769
3	1408 Management Improvements	322,769	322,769	322,769	322,769
4	1410 Administration	161,384	161,384	161,384	161,384
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	70,000	70,000	70,000	70,000
8	1440 Site Acquisition				
9	1450 Site Improvement	499,027	499,027	499,027	499,027
10	1460 Dwelling Structures	132,898	132,898	132,898	132,898
11	1465.1 Dwelling Equipment— Nonexpendable	25,000	25,000	25,000	25,000
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	80,000	80,000	80,000	80,000
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				

Annu	al Statement/Performance and Evaluation Ro	eport									
Capit	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary										
PHA N	ame: Schenectady Municipal Housing Authority	Grant Type and Number									
		_	Grant No: NY06P028501	03	FY of						
		Replacement Housing F	actor Grant No:		Grant: 2003						
Oı	Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)										
□ Pe	Performance and Evaluation Report for Period Ending: 9/30/06 Final Performance and Evaluation Report										
Lin	Summary by Development Account	Total Es	timated Cost	Total Ac	ctual Cost						
e											
		Original	Revised	Obligated	Expended						
21	Amount of Annual Grant: (sum of lines 2 –	1,613,847	1,613,847	1,613,847	1,613,847						
	20)										
22	Amount of line 21 Related to LBP Activities										
23	Amount of line 21 Related to Section 504	700	700	700	700						
	compliance										
24	Amount of line 21 Related to Security – Soft	117,500	117,500	117,500	117,500						
	Costs										
25	Amount of Line 21 Related to Security — Hard Costs										
26	Amount of line 21 Related to Energy Conservation Measures										

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Schenect	Capital Fun	e and Number d Program Grant nt Housing Facto	No: NY06P02850103 r Grant No:	Federal FY of Grant: 2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		

				Original	Revised	Funds	Funds	
						Obligated	Expended	
PHA Wide	Operations	1406	100%	322,769	322,769	322,769	322,769	
PHA Wide Mgt.	a. Continuing Anti-drug	1408	100%	100,000	100,000	100,000	100,000	
Improvements	Program through Project Pride							
	which includes programming							
	such as Boys & Girls Club							
	b. Provide training for staff,	1408	100%	15,000	15,000	15,000	15,000	
	computer, accounting, and							
	occupancy	1.400	500/	20.000	20.000	20.000	20.000	
	c. Family Self Sufficiency	1408	50%	30,000	30,000	30,000	30,000	
	Program	1.400	1000/	27,000	27.000	27.000	27,000	
	d. Security Coordinator –	1408	100%	37,000	37,000	37,000	37,000	
	includes Salary & Fringe e. Off-duty police for foot	1408	100%	33,500	33,500	33,500	33,500	
	patrols	1400	10070	33,300	33,300	33,300	33,300	
	f. Computer software	1408	100%	25,269	25,269	25,269	25,269	
	g. Senior Services	1408	60%	35,000	35,000	35,000	35,000	
	Coordinator	1400	0070	33,000	33,000	33,000	33,000	
	h. Tenant Investigator	1408	100%	47,000	47,000	47,000	47,000	
PHA Wide	100% Salary and Fringe for	1410	100%	161,384	161,384	161,384	161,384	
Administrative	Construction Department							
Expense	Housing Finance Assistant –							
	75%, Two Inspectors-100%,							
	Inspector-10%, Modernization							
	Coordinator-80%, Executive							
	Director-10%							
PHA Wide	Architect & Engineering	1430	100%	70,000	70,000	70,000	70,000	
Fees/Costs	services for planning,							
	drawing, specifications and							
<u> </u>	plans							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: Schenec	tady Municipal Housing Authority	Capital Fu	e and Number nd Program Gran ent Housing Facto	or Grant No:		Federal FY of Grant: 2003		
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity		Total Estimated Cost		Total Actual Cost	
Name/HA-Wide Activities	HA-Wide							
				Original	Revised	Funds Obligated	Funds Expended	
NY28-1 Schonowee Village	Enclose Catwalks on one Building	1450	100%	360,700	360,700	360,700	360,700	
	Boiler Replacement in Building 8	1460	100%	0	0	0	0	
	Emergency Water Heater Replacement	1460	100%	8,131	8,131	8,131	8,131	
	Upgrade Elevator	1460	100%	9,200	9,200	9,200	9,200	
NY28-3 MacGathan's Townhouses	Upgrade Smoke Detectors	1460	100%	806	806	806	806	
NY28-11D Yates Village	Sewer Replacement	1450	63%	133,447	133,447	133,447	133,447	
	Boiler Replacement	1460	100%	41,816	41,816	41,816	41,816	
	Upgrade Smoke Detectors in Apts	1460	30%	64,555	64,555	64,555	64,555	
	Emergency 8" Water Main Break to Development	1450	100%	4,880	4,880	4,880	4,880	
NY28-11C Ten Eyck Apts.	Emergency Electrical Panel Breakers	1460	100%	8,390	8,390	8,390	8,390	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part II: Supporting Pages Grant Type and Number** PHA Name: Schenectady Municipal Housing Authority Federal FY of Grant: 2003 Capital Fund Program Grant No: NY06P02850103 Replacement Housing Factor Grant No: Development General Description of Major Total Estimated **Total Actual Cost** Status Dev. **Ouantity Work Categories** Number Acct Cost of Work Name/HA-Wide No. Activities Original Revised **Funds** Funds Obligated Expended 25,000 25,000 HA Wide Refrigerators & Stoves 1465 100% 25,000 25,000 Maintenance Equipment – HA Wide 1475 100% 55,000 55,000 55,000 55,000 New Plows and recycling equipment HA Wide Personal Computers, printers, 1475 25,000 25,000 25,000 25,000 100% wiring, etc.

Annual Statemen	t/Performa	ance and I	Evaluatio	n Report			
Capital Fund Pro	gram and	Capital F	und Prog	ram Replac	ement Hous	ing Factor	· (CFP/CFPRHF)
Part III: Implem	entation S						
PHA Name: Schenectad Authority	Authority			nber m No: NY06P028 g Factor No:	350103		Federal FY of Grant: 2003
Development	All	Fund Obliga	ited	All	Funds Expend	ed	Reasons for Revised Target Dates
Number Name/HA-Wide Activities	Number (Quarter I Name/HA-Wide			(Qua	arter Ending Da	nte)	
	Original	Revised	Actual	Original	Revised	Actual	
1408	9/16/05			9/16/07			
Management Improvement							
1410	9/16/05			9/16/07			
Administrative Expense							
1430	9/16/05			9/16/07			
Architect/Engineer Fees							
NY28-1 Schonowee Village	9/16/05			9/16/07			
NY28-3 MacGathan Townhouses	9/16/05			9/16/07			
NY28-7 Maryvale Apartments	9/16/05			9/16/07			

Annual Statement	t/Performa	nce and l	Evaluatio	n Report			
Capital Fund Pro	_	_	und Prog	ram Replac	ement Hous	ing Factor	(CFP/CFPRHF)
Part III: Implement	entation Sc						
PHA Name: Schenectady Municipal Housing Authority Grant Type and M Capital Fund Prog Replacement Hou			al Fund Prograi	n No: NY06P028	350103		Federal FY of Grant: 2003
Development	All F	Fund Obliga	nted	All	Funds Expende	ed	Reasons for Revised Target Dates
Number Name/HA-Wide Activities	er Ending l	Date)	(Qua	arter Ending Da	nte)		
	Original	Revised	Actual	Original	Revised	Actual	
NY28-11A Lincoln Heights Apartments	9/16/05			9/16/07			
NY28-11B Steinmetz Homes	9/16/05			9/16/07			
NY28-11C Ten Eyck Apartments	9/16/05			9/16/07			
NY28-11D Yates Village	9/16/05			9/16/07			

	al Statement/Performance and Evaluation							
	tal Fund Program and Capital Fund Progra			FPRHF) Part I: Sun	nmary			
	Jame: Schenectady Municipal Housing Authority	Capital Fund Program Gr Replacement Housing Fa	Grant Type and Number Capital Fund Program Grant No: NY06P02850203 Replacement Housing Factor Grant No:					
	riginal Annual Statement Reserve for Dis rformance and Evaluation Report for Perio							
Lin	Summary by Development Account		timated Cost		ctual Cost			
e								
		Original	Revised	Obligated	Expended			
1	Total non-CFP Funds							
2	1406 Operations	66,756	66,756	66,756	66,756			
3	1408 Management Improvements	16,231	16,231	16,231	16,231			
4	1410 Administration	33,378	33,378	33,378	33,378			
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs	10,000	10,000	10,000	10,000			
8	1440 Site Acquisition							
9	1450 Site Improvement	100,416	100,416	100,416	100,416			
10	1460 Dwelling Structures	107,000	107,000	107,000	107,000			
11	1465.1 Dwelling Equipment— Nonexpendable							
12	1470 Non dwelling Structures							
13	1475 Non dwelling Equipment							
14	1485 Demolition							
15	1490 Replacement Reserve							
16	1492 Moving to Work Demonstration							
17	1495.1 Relocation Costs							
18	1499 Development Activities							
19	1501 Collaterization or Debt Service							
20	1502 Contingency							

Annu	al Statement/Performance and Evaluation Ro	eport									
Capit	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary										
PHA N	ame: Schenectady Municipal Housing Authority	Grant Type and Numb	er		Federal						
		-	Grant No: NY06P028502	203	FY of						
		Replacement Housing F	Factor Grant No:		Grant: 2003						
	riginal Annual Statement Reserve for Disas	ters/ Emergencies	Revised Annual S	tatement (revision n	o:)						
□ Pe	Performance and Evaluation Report for Period Ending: 9/30/06 Final Performance and Evaluation Report										
Lin	Summary by Development Account	Total Es	stimated Cost	Total A	ctual Cost						
e											
		Original	Revised	Obligated	Expended						
21	Amount of Annual Grant: (sum of lines 2 –	333,781	333,781	333,781	333,781						
	20)										
22	Amount of line 21 Related to LBP Activities										
23	Amount of line 21 Related to Section 504										
	compliance										
24	Amount of line 21 Related to Security – Soft	11,500	11,500	11,500	11,500						
	Costs										
25	Amount of Line 21 Related to Security — Hard Costs										
26	Amount of line 21 Related to Energy Conservation Measures										

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Schenect	Capital Fun	and Number d Program Gran nt Housing Facto	t No: NY06P02850203 or Grant No:	Federal FY of Grant: 2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		

				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide Operations	Operations	1406	100%	66,756	66,756	66,756	66,756	
PHA Wide Mgt. Improvements	a. Off-duty police for foot patrols	1408	100%	11,500	11,500	11,500	11,500	
	b. Computer Software	1408	100%	4,731	4,731	4,731	4,731	
PHA Wide	100% Salary & Fringe for Construction Department Housing Finance Assistant- 85% Two Inspectors – 100% Modernization Coordinator – 85% Executive Director-10% Architect & Engineering	1410	100%	33,378 10,000	33,378 10,000	33,378 10,000	10,000	
	Services for planning, drawing, specifications and plans							
NY28-11D Yates Village	Upgrade Smoke Detectors in Apts.	1460	60%	106,477	106,477	106,477	106,477	
	Upgrade Sewer	1450	26%	56,142	56,142	56,142	56,142	
NY28-7 Maryvale Apts.	Upgrade Smoke Detectors in Apts.	1460	3%	523	523	523	523	
NY28-11A Lincoln Heights	Window Sill Replacement	1450	30%	44,274	44,274	44,274	44,274	

Annual Statement	/Performa	ance and I	Evaluatio	n Report			
Capital Fund Prog	gram and	Capital F	und Prog	ram Replac	ement Housi	ing Factor	(CFP/CFPRHF)
Part III: Impleme	_	-		_		C	,
PHA Name: Schenectady Municipal Housing Authority Grant Type and Number Capital Fund Program No: NYO Replacement Housing Factor No				n No: NY06P028	350203		Federal FY of Grant: 2003
Development	All	Fund Obliga	ted	All	Funds Expende	ed	Reasons for Revised Target Dates
Number	(Quar	ter Ending I	Oate)		arter Ending Da		_
Name/HA-Wide							
Activities							
	Original	Revised	Actual	Original	Revised	Actual	
1408	2/13/06			2/13/08			
Man. Improvement							
1410	2/13/06			2/13/08			
Admin. Expense							
1430	2/13/06			2/13/08			
Architect/Eng. Fees							
NY28-1	2/13/06			2/13/08			
Schonowee Village							
NY 28-3	2/13/06			2/13/08			
MacGathan							
Townhouses							
NY 28-7	2/13/06			2/13/08			
Maryvale Apts							
NY 28-11A	2/13/06			2/13/08			
Lincoln Heights Apt.							
NY28-11B	2/13/06			2/13/08			
Steinmetz Homes							
NY28-11C	2/13/06			2/13/08			
Ten Eyck							
Apartments							

Annual Statement/Performance and Evaluation Report									
	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part III: Impleme	entation So	chedule							
PHA Name: Schenectady	PHA Name: Schenectady Municipal Housing Grant Type and Number Federal FY of Grant: 2003								
Authority			Capital Fund Program No: NY06P02850203 Replacement Housing Factor No:						
Development	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates		
Number	(Quart	ter Ending I	Date)	(Quarter Ending Date)					
Name/HA-Wide									
Activities									
	Original	Revised	Actual	Original	Revised	Actual			
NY28-11D	2/13/06			2/13/08					
Yates Village									

Capital Fund Program Five-Y Part I: Summary	ear Action	n Plan				
PHA Name Schenectady Municipal Housing Authority				⊠Original 5-Year Plan Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011	
NN 20 1 C 1	Annual Stateme	62.150	75,000	100 745	70,000	
NY 28-1 Schonowee Village NY 28-3 MacGathan	nt	63,150	75,000 200,000	108,745	70,000 72,745	
NY 28-7 Maryvale		7,000	0	15,000	45,000	
NY 28-11A Lincoln Heights		228,000	20,000	181,000	75,000	
NY 28-11B Steinmetz		417,595	80,000	0	230,000	
NY 28-11C Ten Eyck		0	253,000	178,000	102,000	
NY 28-11D Yates		30,000	117,745	63,000	151,000	
HA-Wide (Soft Costs)		743,890	743,890	743,890	743,890	
HA-Wide (1465, 1475)		90,000	90,000	90,000	90,000	
CFP Funds Listed for 5-year planning		1,579,635	1,579,635	1,579,635	1,579,635	
Replacement Housing Factor Funds		0	0	0	0	

-	ital Fund Program Five oporting Pages—Work						
Activities		ies for Year :2		Activities for Year: _3			
for		Y Grant: 2008		FFY Grant: 2009			
Year 1	P	HA FY: 2008		PHA FY: 2009			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See	Lincoln Heights / NY28-11A	Replace registers and clean ductwork	8,000	MacGathans/NY28-	Convert heat/ hot water from Electric to Gas	200,000	
Annual		Flooring Replacement in Apts	70,000	Subtotal		200,000	
Statement		Update Furnaces & address energy audit items	50,000	Schonowee Village NY28-1	Remodel Elevator lobbies	20,000	
		Upgrade Windows	100,000		Install Battery back up on elevators	30,000	
	Subtotal		228,000		Upgrade interior lighting	25,000	
	Yates Village / NY28-11D	Playground Upgrade	30,000	Subtotal		75,000	
	Subtotal		30,000	Ten Eyck NY28-11C	Update Bathrooms	50,000	
	Schonowee Village NY28-1	Upgrade Interior Lighting	150		Replace Air handler hallways	5,000	
		Resurface Parking areas	15,500		Upgrade Heating system & energy audit items	144,000	
		Replace Apt Door Hinges – Force Acct	7,500		Update Main Electrical panel	25,000	
		Paint Apt doors – Force Acct	18,000		Closet doors replaced in apts – Force Acct	24,000	
		Domestic Hot water upgrade	22,000		Rug Replaced Admin Office	5,000	
	Subtotal	10	63,150	Subtotal		253,000	

Steinmetz Homes NY28-11B	Replace Flooring	40,000	Yates Village / NY28-11D	Upgrade Boilers & balance system	100,000
	Upgrade Furnaces & energy audit items	2,000		Community Room A/C Replaced	12,000
	Update Kitchens	175,000		Refinish Basketball Courts	5,745
	Upgrade Porch Entryways	200,595	Subtotal		117,745
Subtotal		417,595	Steinmetz Homes / NY28-11B	Roadway Paving	40,000
Maryvale Apts NY28-7	Upgrade furnaces and heat systems in Apts	7,000		Upgrade Furnaces & address energy audit items	25,000
Subtotal		7,000		Convert Drying areas to parking	15,000
HA – Wide	1406,1408,1410, 1430,(Soft Costs)	743,890	Subtotal		80,000
HA – Wide	Stoves, Refrigerators	20,000	Lincoln Heights/ NY28-11A	Roadway Paving	20,000
HA – Wide	Computers, printers, etc	25,000	Subtotal		20,000
HA – Wide	Maint. Equipment	45,000			
Subtotal		833,890	HA - Wide	1406, 1408, 1410, 1430, (Soft Costs)	743,890
			HA - Wide	Stoves, Refrigerators	20,000
			HA - Wide	Computers, printers, etc.	25,000
			HA - Wide	Maint. Equipment	45,000
			Subtotal		833,890
Total CFP Estimate	d Cost	\$1,579,635			\$1,579,635

Capital Fund Pro Part II: Supporting Pag	ogram Five-Year Action es—Work Activities	n Plan			
	ties for Year :_4		Acti	vities for Year:5_	
FI	FY Grant: 2010		I	FFY Grant: 2011	
F	PHA FY: 2010			PHA FY: 2011	
Development	Development Major Work Estimated Cost			Major Work	Estimated
Name/Number	Categories		Name/Number	Categories	Cost
Ten Eyck / NY28-11C	Replace/Repair admin roof	40,000	Maryvale/ NY28-7	New Furnaces and add ductwork to second floor	25,000
	Update Hallway & Apt Lighting	30,000		Update Windows	10,000
	Parking Lot Upgrade	30,000		Paving & Sealcoat	10,000
	Update bathrooms	50,000	Subtotal		45,000
	Site Renovation of concrete, curbs, tree trimming	20,000	Lincoln Heights NY28-11A	Update Kitchens & Baths	50,000
	Install Sump Pump System in Boiler Room	8,000		Attic hatches in Apts	10,000
Subtotal		178,000		Parking lot drainage	15,000
Schonowee Village / NY28-1	Upgrade garbage chutes & Compactor System	12,500	Subtotal		75,000
	Replace Intercom System for Apts	93,245	Steinmetz NY28-11B	Bath Renovation Project in Apts.	50,000
	Replace Antenna System	3,000		Playground Upgrade	35,000
Subtotal		108,745		Replace Entrance Doors and Locks	20,000
MacGathan / NY28-3	Convert Electric Heat to Gas in 24 Apts	200,000		Replace Furnaces	30,000

Subtotal		200,000	Steinmetz NY28-11B	Update Windows	15,000
Lincoln Heights NY28-11A	Hillside Drainage	5,000	Subtotal		150,000
	Flooring replaced in apts	65,000	Schonowee Village / NY28-1	Upgrade Boilers and energy audit items	65,000
	Replace Furnaces in Apts	50,000		Exterior Lighting	5,000
	Replace registers & clean ductwork	8,000	Subtotal		70,000
	Rebuild Chimneys	10,000	Yates / NY28-11D	Replace Shingles on Buildings	50,000
	Replace Shingles	40,000		Domestic Hot water upgrade	18,000
	Replace Antenna System	3,000		Upgrade Exterior Lighting	3,000
Subtotal		181,000		Zone Heating in Apts	50,000
				Upgrade Windows	30,000
			Subtotal		151,000
Maryvale Apts NY28-7	Replace Roof Shingles	15,000	Ten Eyck Apt NY28-11C	Upgrade Windows	40,000
Subtotal		15,000		Replace Metal Flashing around roof	15,000
				Antenna replaced	2,000
				Parking lot paving	20,000
				Remodel Admin area for mod offices	25,000
			Subtotal		102,000
Yates / NY28-11D	Upgrade Boilers	55,000	MacGathan / NY28-3	Kitchen & Bath Renovation	72,745
	Maint Garage Roof Replacement	8,000	Subtotal		72,745
Subtotal	_	63,000	FIC at Steinmetz	Paint inside throughout	15,000
		,		Replace carpeting throughout	10,000

				Upgrade lighting – energy efficient	15,000
			FIC at Steinmetz	Add magnets to existing fire alarm	10,000
			Subtotal		50,000
			SH B&G Club	Replace A/C units and fence area-Force Acct	15,000
				Flooring update	15,000
			Subtotal		30,000
HA – Wide	1406,1408,1410,1430	743,890	HA – Wide	1406,1408,1410,1430	743,890
HA – Wide	1465	20,000	HA – Wide	1465	20,000
HA – Wide	1475	70,000	HA – Wide	1475	70,000
Subtotal		833,890	Subtotal		833,890
Total CFP Es	stimated Cost	1,579,635			1,579,635

Attachment

NY028a01 Criteria for Substantial Deviations and Significant Amendments

Any proposed activity by the Schenectady Municipal Housing Authority that would have the effect of changing the manner in which monies are shown to be expended by more than 10% of the total approved budget shall constitute a substantial deviation and/or significant amendment to this Annual Plan. Such proposed deviations and/or amendments require a full public hearing and HUD review prior to implementation.

Substantial Deviations and Significant Amendments to 2007 Streamlined Agency Plan:

General Description of Management Needs:

Security Coordinator

Management Weakness: We must have a means of coordinating disparate security efforts within the life of the Housing Authority. Elements include: listing arrests made on Housing Authority property for follow-up by the Occupancy Department and the Tenant Investigator; listing parolees that have given Housing Authority addresses to their parole officers and whose names do not appear on current leases; scheduling and coordination of off-duty police patrols; scheduling and coordination of private security guards; liaison with City Police Department, and more.

Remedy: Hire Security Coordinator

General Description of Management Needs:

Off-Duty Police Foot Patrols

Management Weakness: A police presence is needed in the family developments to insure that tenants are and feel safe, and to check and respond to untoward conditions (burnt out security lighting, abandoned cars, etc.). Also to check unwanted behaviors (group of youth congregating without evident purpose, etc.). A licensed security guard is also needed for the elderly/disabled developments.

Remedy: Hire off-duty sworn police officers (active policemen) working special shifts for us during late afternoon, evening, and night hours on an irregular schedule. These individuals would augment existing zone patrols, and would be asked to get out of their cars and walk the family developments where problems are more likely to occur (compared to the elderly/disabled developments). Persons who are already sworn officers have the training, experience and authority to intercept and respond properly to these conditions, calling in back up when needed. A licensed guard at the senior/disabled developments is sufficient and available at lesser cost.

General Description of Management Needs:

Tenant Investigator

Management Weakness: Complaint calls and concerns are regularly communicated to our Occupancy Department (possible drug transactions, aberrant behavior, etc.). Our Occupancy Specialists are not trained and equipped to handle such complaints. Although the complaints may involve a wide range of undesirable behavior, fully 50% of these communications and complaints have to do with tenants offering long-term residency to persons who are not on the tenant's lease. This situation is intolerable because, earning money on or off the books and not reporting same constitutes Federal fraud, depriving the Housing Authority and the Federal tax payer of revenue that should have reduced the need for federal subsidy. Also, if complaints are not appropriately handled, and miscreants found out and charged for back rent or charged with fraud and convicted, it discourages honest tenants from complying with regulations in that they may feel the Housing Authority does not care about this type of lease non-compliance.

<u>Remedy</u>: Hire a Tenant Investigator (part time at least to start) with a background in law enforcement and investigation; if possible a retired police officer trained in investigative and interview techniques, and capable of putting together a prosecutable case which occupancy and legal staff can use to take appropriate actions.

General Description of Management Needs:

Resident Opportunity Coordinator

Management Weakness: Beyond the operation of the Family Self-Sufficiency Program itself, we feel that we must maintain the ability as an Authority to keep building partnerships with a wide variety of service providers who can bring various tenant opportunities to public housing sites, thereby making their services accessible and usable for tenants. In this way, we have, over the past 15-20 years, brought on site over 30 agencies who deliver almost \$3,000,000 worth of resident services each year. This is an on-going process without which the eminently successful partnerships we have enjoyed in the past will atrophy and eventually disappear. We must replace lost services and agencies with new ones, and attempt to fill out our service delivery system. The needed process involves targeting certain providers that have a proven history of delivering important resources and opportunities to low-income households, and encouraging these organizations to focus at least part of their efforts toward serving our residents.

<u>Remedy</u>: Support personnel positions whose work is focused on strengthening existing partnerships and forging new organizational relationships to expand the opportunity laden environment that we must have and must continue to build in order to help residents become economically self sufficient. Only this work is charged to Capital Fund under this title.

General Description of Management Needs: Congregate Housing Services Program

<u>Management Weakness</u>: The median age of elderly residents in our elderly/disabled housing developments has increased substantially over the last 15-20 years. We have had to build a series of special support programs to enable residents to age in place and avoid extremely expensive and unwanted institutionalization. The Congregate Housing Services Program has

been a mainstay of our continuum of service programs, serving at any given time 35-40 of our elderly residents. The program enjoys a unit cost of less than 10% of what patient care would cost in a medical model residential care setting. However, the CHS Program requires that Housing Authorities match federal dollars with their own resources. Hence the need to include our response to this need in the Capital Fund budget. We believe this a responsible use of our resources.

<u>Remedy</u>: Continued support for the Congregate Housing Services Program in the Capital Fund budget.

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